

**TOWN OF DARIEN  
BOARD OF SELECTMEN  
APRIL 21, 2014**

ATTENDANCE: First Selectman Jayme Stevenson; Christopher (Kip) Hall, Susan Marks, Gerald Nielsen, E. Reilly Tierney.

STAFF: Karl Kilduff, Administrative Officer.

**CALL TO ORDER**

First Selectman Stevenson called the meeting to order at 7:00 p.m.

**REPORT from Board of Education Central Office/Mather Center Building Committee**

Mr. David Campbell gave his report and stated that the following items at 35 Leroy are in the final phase of completion: HVAC and lighting in the main meeting room had to have lens fixtures replaced. He reported that the situation with the General Contractor has been difficult with the bankruptcy in progress and resulting payments made twice to the sub-contractors. Mr. Nielsen asked what the term paid twice meant, and Mr. Campbell clarified that the GC never made payments owed to sub-contractors. He explained that there is \$300,000 being held and he hopes that some of the sub contractors can find other means to collect what is due.

A discussion ensued over if this happened before, and Mr. Campbell explained that circumstances were unforeseen and due diligence was done with the bids RFP process. He added that what was also unusual was that the bonding company went out of business. Mr. Tierney asked what type of credentials they look for with bonding companies and construction managers, and there was a discussion on best practices to avoid this type of situation in the future.

Mr. Hall clarified that there is \$500k plus \$300k on hold to pay sub-contractors, and Mr. Campbell provided a further update on cost over runs on top of the contingency that have attributed to delays in timing and budget overages.

Mr. Tierney asked for a summary of the reconciliation versus original budget, and Mr. Campbell said he wanted to wait until mid to late may for a final report as there were other change orders anticipated. He highlighted the following areas that are in process:

- Due to a water flow pressure issue from the Darien Library, the fire suppression and sprinkler system that had to be redesigned for larger pipe that resulted in moving of the HVAC duct work. Approximate cost over run is \$90,000.
- Asbestos abatement of crawl space of \$30,000.
- Mather Center cost over-runs over 70% for control valves on steam heaters.
- Rear wall material was discovered to be terra cotta block when torn down. It was not proper structural material and determined to be unsound and needed to be rebuilt with proper materials and steel tie backs. Cost of approx. \$40,000.

Mr. Campbell reported that remaining items are on track as sheetrock is up and ready for sanding and painting in bathrooms and floor finishes are in progress. He noted that they still expect some potential delays in electric, plumbing and heating with minor issues.

He summarized that completion for operation is anticipated by Memorial Day, which is 3-5 months behind schedule which was also attributed to the cold winter weather issues. He added that there was \$40,000 to \$50,000 needed for the consultant.

First Selectman Stevenson noted that most of these over-runs and delays were unavoidable and explainable. She thanked Mr. Campbell for the report and for the hard work that the Building Committee has been doing.

### FIRST SELECTMAN'S REPORT

First Selectman Stevenson read her report, as follows:

- Street lighting upgrade on Hoyt Street has been completed
- The Merritt Parkway Multiuse Trail project has begun with a feasibility study, and there will be a public information session on Wednesday, April 30 at 7:00 p.m. at the Outback Teen Center in New Canaan.

### ADMINISTRATIVE OFFICER'S REPORT

Mr. Kilduff stated that the demolition process is underway with 4 Short Lane with hazardous materials remediation and some abatement of asbestos, and specs are in development with the contractor. He stated that the costs for abatement and demolition are estimated at \$76,000 and DPW will do the fill for the back fill areas. Target completion is by Memorial Day.

First Selectman Stevenson noted that there are plans for the building to be leased to the Fire Department for use as a training center.

### PUBLIC COMMENT – None

### NEW BUSINESS

Discuss and take action on granting permission to the Bodega Taco Bar for a four-day Cinco de Mayo event to be held May 2 through May 5, 2014 within a portion of the Center Street South municipal parking lot, subject to the requirements of the Darien Police Department and Planning & Zoning Department.

Mr. Mario Fontana, owner came forward and stated that the overview provided by First Selectman Stevenson was accurate. There was a discussion on the traffic flow from last year and Mr. Fontana stated that last year's post event review there were no traffic issues brought up.

**\*\* MR. NIELSEN MOVED TO APPROVE THE FOLLOWING:  
THE BOARD OF SELECTMEN OF THE TOWN OF DARIEN HEREBY GRANTS  
PERMISSION TO THE BODEGA TACO BAR FOR A FOUR-DAY CINCO DE MAYO  
EVENT TO BE HELD MAY 2 THROUGH MAY 5, 2014 WITHIN A PORTION OF THE  
CENTER STREET SOUTH MUNICIPAL PARKING LOT, SUBJECT TO THE  
REQUIREMENTS OF THE DARIEN POLICE DEPARTMENT AND PLANNING &  
ZONING DEPARTMENT.**

**\*\* MS. MARKS SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

Discuss/Take Action on a Resolution Authorizing the Filing of an Historic Preservation Grant

RESOLUTION

**\*\* MR. NIELSEN MOVED TO APPROVE THE FOLLOWING:**

**Whereas, the Town of Darien is eligible for a Historic Documents Preservation Grant  
toward the purchase of a system upgrade for indexing of land records, and**

**Whereas, the Town Clerk has prepared an application that requests \$ 5,000 for this  
purpose; now therefore be it,**

**Resolved: that the First Selectman is hereby authorized, on behalf of the Board of  
Selectmen, to sign and file an application and contract with the State Library for a Historic  
Documents Preservation Grant.**

**\*\* MR. HALL SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

AGENDA REVIEW

First Selectman Stevenson noted that the Parking Authority meeting will be convened following  
tonight's meeting adjournment and will meet periodically as needed.

It was noted that the agenda will include an update on COGs.

Approval of Minutes

Regular Meeting of April 7, 2014

The following corrections were noted:

Page 2, point 3: Loviello should be Lovello.

**\*\* MR. HALL MOVED TO APPROVE THE MINUTES OF THE REGULAR  
MEETING OF APRIL 7, 2014 AS AMENDED WITH CORRECTION NOTED.**

**\*\* MS. MARKS SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

Special Meeting of April 7, 2014

Town of Darien

Board of Selectmen

April 21, 2014

Page 3 of 4

- \*\* MR. HALL MOVED TO APPROVE THE MINUTES OF THE SPECIAL MEETING OF APRIL 7, 2014 AS SUBMITTED.**
- \*\* MS. MARKS SECONDED THE MOTION.**
- \*\* MOTION PASSED UNANIMOUSLY.**

There was discussion on the minutes from the Parking Authority meeting that would be reflected in those minutes separately.

#### FORTHCOMING MEETINGS

April 21, 2014	Board of Selectmen Regular Meeting at 7:00 PM
April 22, 2014	Board of Education Regular Meeting at 7:30 PM
April 22, 2014	Representative Town Meeting Special Meeting at 8:00 PM
April 22, 2014	Planning & Zoning Commission Regular Meeting at 8:00 PM
May 5, 2014	Board of Selectmen Regular Meeting at 7:00 PM

It was noted that the Parking Authority meeting would be convened following adjournment.

There was no other business.

#### Adjournment

- \*\* MR. NIELSEN MOVED TO ADJOURN THE MEETING.**
- \*\* MR. HALL SECONDED THE MOTION.**
- \*\* MOTION PASSED UNANIMOUSLY**

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,  
Marilyn Knox,  
Telesco Secretarial Services